

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Bon Air Historic District 20 5089
other names/site number N/A DHL File No. 281-40

2. Location

street & number Intersection of Buford and Rockaway roads N/A ☐ not for publication
city, town Richmond ☒ vicinity
state Virginia code VA county Chesterfield code 041 zip code 23235

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>76</u>	<u>36</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>76</u>	<u>36</u>	Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Director, VA Division of Historic Landmarks

State or Federal agency and bureau

September 27, 1988

Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National
Register. ☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC - Single Dwelling

DOMESTIC - Hotel

GOVERNMENT - Post Office

EDUCATION - School

RELIGION - Church

Current Functions (enter categories from instructions)

DOMESTIC - Single Dwelling

DOMESTIC - Multiple Dwelling

EDUCATION - School

RELIGION - Church

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Late 19th - and 20th-Century Revivals

Materials (enter categories from instructions)

foundation BRICK

walls WOOD - Weatherboard

BRICK

roof METAL

other WOOD, BRICK

Describe present and historic physical appearance.

SUMMARY DESCRIPTION

The Bon Air Historic District is a small collection of mostly late 19th- and early 20th-century dwellings that best represents the community of Bon Air in its heyday as a popular Richmond resort and suburb. Conceived in 1877 as a summer refuge for city-weary Richmonders, Bon Air was particularly well suited as a resort due to its proximity to Richmond, pleasant climate, and convenient access to the Richmond and Danville Railroad. In the early 1880s the Bon Air Land and Improvement Company of Virginia laid out streets and lots in a grid pattern that still defines the heart of the community today. Buford Road, the main thoroughfare of Bon Air, extends north-south through the village, while the present Southern Railroad intersects Buford Road and forms a major east-west axis. Buford Road is lined with Bon Air's earliest summer cottages, mostly Stick-style dwellings dating from the 1880s and 1890s, as well as larger Queen Anne- and Colonial Revival-style dwellings from the turn of the century and later. Side streets, such as McRae, Kenwin, and Rockaway roads, Hazen and Logan streets, and Ben Nevis Drive are lined with small frame early 20th-century houses on generous lots. In contrast, Burroughs Street, which defines the eastern extent of the district, is characterized by a mixture of both large and small dwellings situated on much larger lots. Except for the pocket of Stick-style cottages on Buford Road, the district contains a fairly even distribution of Queen Anne, Colonial Revival, Bungalow, and American Foursquare dwellings of different sizes and designs. In addition to residences, a hotel annex and a Victorian Gothic church, both dating from the 1880s, a 1902 Romanesque Revival library, and a 1916 rural post office add to the unusually complete depiction of a resort community and emerging Richmond suburb of the late 19th and early 20th centuries.

ARCHITECTURAL ANALYSIS

Between 1872 and 1875 five developers assembled a 407-acre tract of woodland in northern Chesterfield County with the intention of creating a summer resort for Richmonders. These developers chartered the Bon Air Land and Improvement Company of Virginia in 1877 and began defining the village of Bon Air. In cooperation with the directors of the Richmond and Danville Railroad, train access to the proposed village was obtained

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

ENTERTAINMENT/RECREATION

Period of Significance

1877 - 1930s

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder N. WALTER HUBARD - ARCHITECT

CARNEAL AND JOHNSTON - ARCHITECTS

FRAKER, JACOB - BUILDER

PAYNE, LEE W. - BUILDER

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

STATEMENT OF SIGNIFICANCE

Bon Air was begun in 1877 as a resort community with convenient access to the City of Richmond provided by the Richmond and Danville Railroad, which ran through the village. Financial problems and the decline of the railroad ended Bon Air's role as a resort by the end of World War I, but its proximity to Richmond and the increasing popularity of the automobile enabled it to evolve into a residential suburb of distinctive architectural quality. Bon Air is significant because it retains much of its Victorian-village ambiance in the midst of one of the most rapidly developing areas of Virginia.

JUSTIFICATION OF CRITERIA

The Bon Air Historic District, in Chesterfield County, is eligible for listing on the National Register under Criteria A and C. It is eligible under Criterion A because of its association with two important commercial and social developments of late 19th- and early 20th-century domestic life: the resort and the suburb. Created as a real estate venture under the control of railroad directors, developed as a resort and eventually transformed into a residential suburb, the district encompasses a collection of historic residences and related historic properties that is representative of the built environment of the Bon Air community in its heyday as a popular resort and emerging residential suburb. Under Criterion C the district is eligible because it contains dwellings representative of the architectural eclecticism of its period. The district retains much of its architectural integrity and village ambiance.

HISTORICAL BACKGROUND

Virginians' current practice of "going to the river," or to the beach, or to the mountains for extended, family-oriented vacations has its roots in the 18th- and 19th-century upper-class custom of "going to the springs."

☒ See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

VA Division of Historic Landmarks
221 Governor Street
Richmond, VA 23219

10. Geographical Data

Acreage of property approximately 105

UTM References

	Zone	Easting	Northing
A	18	274300	4156770
C	18	274060	4155380
E	18	273660	4156200
F	18	273800	4156530

	Zone	Easting	Northing
B	18	274380	4156160
D	18	273690	4155760

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title	David A. Edwards - Architectural Historian; John S. Salmon - Historian
organization	VA Division of Historic Landmarks
street & number	221 Governor Street
city or town	Richmond
date	March, 1988
telephone	(804) 786-3143
state	Virginia
zip code	23219

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when a small depot was built and reduced commuter fares and freight rates for building materials were established to aid in the development of the resort.

To house the growing number of summer visitors to the community, in 1880 the Bon Air Land and Improvement Company hired a Mr. Vandelehr, a Richmond contractor, to erect at a cost of \$25,000 a three-story frame hotel enclosed by multi-level verandas. Known as the Bon Air Hotel, the building served as the focal point of the community until it burned in 1889. The large and rambling hotel, located on the southwest corner of Buford and Rockaway roads, contained thirty-six well-appointed rooms and was situated in the midst of four acres of carefully landscaped grounds designed by civil engineer George R. Talcott, whose brother was president of the development company. Besides providing bicycle trails, bridle paths, and lawns for croquet, tennis, and jousting, the hotel by 1881 also offered guests the use of an open-air dance pavilion, designed by Talcott, and a building containing a bowling alley, billiard room, and saloon. None of these buildings survives today; however, they are shown on a promotional map of Bon Air produced by the Richmond and Danville Railroad in 1882.

The Bon Air promotional map also shows the location of the Bon Air Hotel Annex, known as the Cottage, at the northwest corner of Rockaway and Buford roads across the street from the site of the main hotel. Following the successful first business season of the Bon Air Hotel, the construction of the 2 1/2-story frame building in 1881-82 provided an additional twenty rooms for visitors. The handsome Stick-style building features projecting eaves with clipped gables and board-and-batten cladding with scalloped sawn ends. Two-story verandas with curved brackets and decoratively sawn balustrades are seen on three sides of the building which is capped by a tall hipped slate roof punctured by hipped projecting wall dormers. Little altered since its construction, the annex is a significant reminder of Bon Air's early beginnings as a popular resort.

The Bon Air promotional map also indicates the existence of a new train depot complex near the hotel. In early 1882 the development company persuaded the railroad to build a new station, resulting in the erection of a picturesque frame depot embellished with wood panels, stained glass, and a polychromatic slate cross gable roof topped with an open cupola. The depot and a similarly adorned water tower originally had been built for the Great Cotton Exposition of 1880 in Atlanta, but were re-erected in Bon Air by the railroad company. An early photograph of the complex also shows a freight station with Victorian trim and a fanciful gazebo; however, none of the structures has survived to the present day.

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Although the development company laid out and sold 178 lots in the resort community by 1881, only three appear to have been developed by the following year. The 1882 promotional map indicates the location of three residences on the west side of the 1700 block of Buford Road. Representing Bon Air's earliest cottages, all three dwellings survive today; two possess excellent original integrity.

The Thomas Mann Randolph Talcott House at 1730 Buford Road is believed to be the earliest dwelling in the community. This irregularly shaped two-story frame house displays elements of both the Stick and Queen Anne styles, which is not unusual for residential architecture of the transitional 1880s. The building features projecting gabled ell with upper stages clad in vertical boards with decoratively sawn ends, overhanging bracketed eaves, bay windows adorned with sawnwork, and wraparound porches with jigsaw work. One of the largest and most elaborate "summer cottages" of the period in Bon Air, the Talcott House was built as a summer residence for the president of the Bon Air Land and Improvement Company, T.M.R. Talcott. A civil engineer by profession, Talcott designed the house himself.

Adjacent to the Talcott House is the Gilliam-Bullington House at 1712 Buford Road. The present Colonial Revival house of 1916 incorporates the simple two-story frame cottage that was originally built on the lot around 1881. The gable-front facade of the older dwelling is clearly seen on the north side of the present house. It was built for Colonel Marshall W. Gilliam, a Richmond lawyer, who became one of Bon Air's first year-round residents.

Next to the Gilliam-Bullington House is the summer cottage of Dr. Hunter Holmes McGuire. McGuire, a famous medical surgeon in the Confederate Army, founder of the first private hospital in Richmond, and one of the directors of the Bon Air Land and Improvement Company, built this two-story frame dwelling in 1881 as a weekend retreat for his family. Located at 1706 Buford Road, the house is unusual for its pair of identical front gables. Based on early illustrations, the house originally featured a minimum of exterior decoration, and today it retains its simple character despite the addition of aluminum siding.

In early 1882 the development company erected a small frame chapel north of the Bon Air Hotel on Buford Road. Originally a nondenominational church for the worship of visitors and residents, the church became the Bon Air Presbyterian Church in 1884 and currently serves as the Bon Air Christian Church. The Victorian Gothic building originally was a long rectangular structure with a steep gable roof adorned with iron cresting and topped by a small open belfry. Small gables were positioned above

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side windows and the front gable was embellished with vertical boards with decoratively sawn ends, stick gable trusses, and a trefoil window or vent. Today most of these features have been retained, but a tall bell tower with louvered belfry and steeple and a rear transverse addition sympathetic to the original building were added in 1890. The builder of these additions, Jacob Fraker, was a master carpenter who resided in Bon Air and is believed to have built several dwellings in the community.

Besides the earliest cottages, three other houses on Buford Road date from the early 1880s and represent the results of the first building campaign promoted by the developers of the resort community. These three houses, along with the Talcott House, are the best preserved examples of Victorian architecture in Bon Air.

The Robert Stiles House at 1650 Buford Road was built in 1883-84 as the summer residence of Major Robert Stiles, the author of Four Years Under Marse Robert, a popular reminiscence of the author's experience in the Confederate Army. The Stiles House is a fine example of the Stick style, exhibiting such characteristic features as a multi-textured wall treatment, clipped gables, projecting wall dormers, and an elaborate porch with chamfered posts, stick brackets, decorative sawnwork, and gables with decorative trusses.

Similar in its degree of exterior decoration to the Stiles House, but unlike in its irregular plan and details, the James K. Hazen House at 2076 Buford Road is an unusually fine example of the Stick style. The house was built in 1885 for Dr. Hazen, a permanent village resident, who served as pastor of the Bon Air Presbyterian Church, founded the Bon Air chapter of the Chautauqua Society, and established the Bon Air School for Boys. His stylish two-story frame house displays projecting gabled eaves with decorative trusses and vertical board cladding, an irregular gable roof line, bay windows with bracketed cornices, a porch with turned posts, stick balustrade, and spindle frieze, and windows with upper sashes bordered in stained glass.

The former Bon Air Presbyterian Church manse at 2107 Buford Road was also a product of the early 1880s. The 1 1/2-story frame dwelling is a modest example of the Stick style with a minimum of decorative details; however, the irregular roof line, paneled gables with decoratively sawn aprons, and the general picturesque character of the building suggest the same architectural influences as the earlier houses.

During the late 1880s and 1890s several gable-front and gabled ell types of frame dwellings were built in the Bon Air community. These houses are usually rectangular or L-shaped structures with a gable end front and

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front porch displaying decorative sawnwork and other Victorian trim. Examples include: the J.B. Moore House (1883-84) at 8614 Rockaway Road, built for a director of the development company; the George S. Cook House (1886) at 8528 Hazen Street, home of a nationally known photographer of the period who operated a studio in Richmond; the Jacob Bates House (1888-89) at 2128 Buford Road, a wonderfully preserved house displaying elaborate gingerbread trim; the William D. Smith House (1889-90) at 2067 Logan Street, a quaint L-shaped house built for a professor of the nearby Bon Air School for Boys; the Jacob Fraker House (1893-94) at 2138 Logan Street, a simple gable-front dwelling built by the owner/contractor Jacob Fraker; and the Emil Karl Vietor House (1889) at 1809 Logan Street, originally a simple gable-front house to which an addition featuring a two-story bay window was added around 1900.

After the Bon Air Hotel was destroyed by fire in 1889, no public hostelry served the visitors of Bon Air until the construction in 1894 of the Bon Air Inn on an eight-acre tract at the corner of the present Burroughs and Ben Nevis streets. In contrast to the varied recreational facilities of the Bon Air Hotel, the Bon Air Inn catered to families with children seeking a quiet vacation and a pleasant rural retreat from the city. Old photos of the inn show a rambling two- and three-story frame building with an octagonal domed corner turret and a long wraparound porch with Tuscan columns. Built in the fashionable Queen Anne style, the hotel nevertheless did not display the fanciful trim that so often characterizes the style. Although the inn was open to guests mainly during the summer, the proprietors, T.M. Kennerly and his wife, remained in Bon Air year round and provided local residents with evening entertainments and water from a tall water tank on their property.

During the late 1910s the number of guests at the Bon Air Inn began to dwindle as more people began to rent or own cottages in Bon Air or visit more distant resorts via the automobile. Rather than sell the inn, the Kennerlys decided to divide the building into sections and sell them separately. Between 1917 and 1921 the western end of the building, which housed the dining room, was moved across the street to its present location at 8511 Ben Nevis Drive. This house was then remodeled in the Colonial Revival style by local builder/contractor Lee W. Payne. The eastern end of the hotel, which had been the main parlor, was moved to a lot north of the inn, at 2306 Burroughs Street, and remodeled as a Queen Anne-style house with modest Colonial Revival features. The central section of the inn remained the home of the Kennerlys who remodeled it by adding Colonial Revival porches and replacing the original weatherboards with stucco.

Throughout the 1890s and early 1900s, the village of Bon Air continued a pattern of slow growth. An 1896 census listed thirty households, and

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twenty years later the population was estimated to be only 166 individuals. Understandably, the national economic hardships of the 1890s, especially following the severe depression of 1893, greatly affected further development of the resort community. Not surprising then, is the absence of large and elaborate Queen Anne-style houses in Bon Air today. The few examples that were built are fairly modest representatives of the normally flamboyant style. They include: the Arthur L. Adamson House (1887-89) at 2053 Buford Road which has the massing and characteristic features of a Queen Anne-style house, but was remodeled in 1909 and Colonial Revival elements were added; the Hampton-Kates-McCluer House (1889-90) at 2139 Buford Road, an example of a modified Queen Anne-style house with an irregularly shaped massing and projecting gabled eels, a bracketed cornice, tall 2/2 sash floor-to-ceiling first-floor windows (typical of many period houses in Bon Air), and a wraparound porch; and the Dr. Truman A. Parker House (1905) at 2033 Buford Road which is an example of a turn-of-the-century modified Queen Anne-style house with its simpler plan, modest detailing, 1/1 sash windows, and the suggestion of a corner turret.

Across the street from the Bon Air Inn two small residences represent the popular type of summer cottage built in Bon Air during the 1910s. The Kirtland Cottage (1914) and the Cameron Cottage (1915) at 2303 and 2317 Burroughs Street, respectively, are one-story frame dwellings clad in unusual alternating wide and narrow weatherboards. Both have the steeply pitched roofs, simple porches, and tall 6/6 sash windows that are characteristic of bungalows.

By the late 1910s and 1920s Bon Air began to lose its identity as a summer resort community. Fewer summer cottages were built during this period while more permanent year-round residences were constructed. Improved train service and the advent of the automobile made it increasingly possible for Richmond businessmen to commute to and from their places of work to their primary residences in Bon Air.

The Colonial Revival style was the major inspiration for the large houses built on Buford Road and Burroughs Street during the 1910s. Most examples are characterized by rectangular massing with symmetrical three- or five-bay facades, multi-paned windows, central front entrances flanked by sidelights with a transom or fanlight above, and a row of pedimented dormers across a slate or metal gable roof. The best examples of the style are represented by: the Holderby-Jurgens House (1912-13) at 2311 Buford Road, built for A.R. Holderby, the business manager for the Richmond Times Dispatch; the Clyde H. Ratcliffe House (1916) at 1813 Buford Road, built for the manager of the South Richmond branch of the American National Bank; the Albert G. Kirtland House (1917) at 2153

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Burroughs Street; the James W. Gordon, Sr. House (1917) at 2219 Burroughs Street, designed by Richmond architects Carneal and Johnston and built by local builder/contractor Lee W. Payne; and the N. Walter Hubbard House (1920s) at 2401 Burroughs Street, which was designed by its owner/architect.

Not all new residents of Bon Air built large prestigious Colonial Revival homes. Several comfortable Bungalow-, American Foursquare-, and Craftsman-style houses were also constructed. In 1921-22 the George A. Nolting House was moved from its original location on Logan Street to 8545 Ben Nevis Drive and remodeled in the Craftsman-inspired mode of the period. The two-story stuccoed house is topped by a low gable roof with wide overhanging eaves and large knee braces. Paired windows and a low shed-roofed porch with square paneled columns on piers add to the rustic charm of the house.

One Craftsman-style house at 2207 Buford Road also exhibits characteristics of the Colonial Revival. The Garland C. Chewning House (ca.1922) was built by local builder/contractor Lee W. Payne. It is a 1 1/2-story, gambrel-roofed frame house with 6/1 sash windows, a long shed dormer across the front, and a typical 1920s porch with paired square columns on brick piers.

Typical of houses built in the Richmond suburban neighborhoods of the period, the American Foursquare-style Albert Williams House (ca.1923) at 2233 Buford Road and the two Bungalow-style houses at 2137 and 2239 Burroughs Street add to the variety of early 20th-century architectural styles represented in Bon Air. The Williams House is an excellent example of the American Foursquare style with its tall pyramidal hipped roof with wide overhanging eaves and a central front hipped dormer. It was one of the first brick houses built in Bon Air. The Bungalow-style houses on Burroughs Street are typical of others built in Bon Air during the 1920s. Both are 1 1/2-story frame and weatherboarded structures with symmetrical three-bay facades, wide full-length front porches supported by wood columns, and dominated either by a steep gable or gambrel roof with wide overhanging eaves and a single central front shed dormer.

Three community buildings erected during the early 20th century helped to make Bon Air more than just a summer resort. By the early 1900s Bon Air had a sizable population of year-round residents which gave much labor, time, and financial support to community services and projects. In 1902, for instance, local citizens collected money and built a handsome library at the corner of Rockaway and McRae roads at a cost of only \$500. Constructed of blocks of granite in an unusual three-part composition, the Hazen Memorial Library is unique in Chesterfield County for its design, craftsmanship, and historic use. It is basically a slate-covered, pyramidal-roofed square with three projecting gabled ells, one

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of which serves as an entrance vestibule on a diagonal axis to the building. The double-door entrance is accented by a plain fanlight beneath a rustic stone arch with keystone. Currently, the building remains vacant since the Bon Air Library moved to another location in 1975.

An important building for visitors and residents alike was the former Bon Air Post Office located at the intersection of Rockaway and McRae roads. It is a simple one-story rectangular frame and weatherboarded structure situated on a brick pier foundation and is topped by a gable roof with exposed rafter ends. A small two-bay porch extends across the gable-front building. The small building served as the local post office from 1916 to 1952 and is now owned by the Bon Air Community Association. Despite its size, limited use, simple construction, and porch replacement, it has survived intact and nearly unaltered since its construction.

In 1921 the residents of Bon Air donated money and labor to build the community's first public school building at 2110 McRae Road. Typical of schoolhouses of the period, the former Bon Air Elementary School is a long rectangular frame and stucco structure with a central projecting entrance vestibule, paired and tripled 6/6 sash windows, and is topped by a tall hipped roof with wide overhanging eaves. Since 1972 the building has served as a private school, and although remodeled, the original character of the building has been retained.

After World War II Bon Air changed rapidly. Five residential subdivisions grew up around the village during the late 1940s and residential and commercial development in the surrounding area has continued unabated to the present. New houses, many of them designed in a Neo-Queen Anne style sympathetic to the Victorian character of the village, have made their appearance in the historic district in recent years. Despite the presence of several noncontributing buildings, the community still retains its small-town character and residents are intent on keeping it that way. Instrumental in leading several local preservation projects, the Bon Air Community Association has helped to establish the village's identity as a unique historic community amidst the metropolitan suburban sprawl of northern Chesterfield County.

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BEN NEVIS DRIVE

8500 BLOCK

8511: Detached house - present use. Hotel - original use. William F. Cocke House. Anderson House. Colonial Revival. 1894; ca.1920 modifications. Wood frame (weatherboard); 2 1/2 stories; 3 bays (symmetrical); gable (composition shingle) roof; 2 pedimented gable dormers; 1-story, 1-level, 1-bay porch with paired Tuscan columns, balustraded deck, brick base; interior brick chimney, 2/2 windows, entrance with transom and sidelights, side porch with Tuscan columns, cornice with returns. This Colonial Revival house was originally the western end of the Bon Air Inn that was built in 1894 across the street. This section, which housed the dining room, was moved to its present location ca. 1920 and remodeled in the Colonial Revival mode. In 1923 it became the home of civil engineer William F. Cocke. The house was built by contractor Lee W. Payne.

*8523: Detached house. Cardwell House. Cottage Style. 1946. Concrete block (brick veneer); 1 1/2 stories; 5 bays (asymmetrical); gable (composition shingle) roof; front exterior brick chimney, brick stoop, enclosed side porch; 1-story cinder-block garage - noncontributing. Noncontributing building.

8545: Detached house. George A. Nolting House. Eubank House. Craftsman. 1894; 1921-22 remodeling. Wood frame (stucco); 2 stories; 2 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 2-bay porch with paneled square wood columns on piers, wide overhanging eaves, shed roof, solid balustrade; wide overhanging eaves supported by knee braces, paired 6/1 windows, exterior end chimney, rectangular bay window with shed roof above. The house was originally located on Logan Street and moved to its present site on Ben Nevis Drive in 1921-22. At that time it was remodeled in the Craftsman style. In 1922 the house was purchased by George A. Nolting.

BUFORD ROAD

1600 BLOCK

1650: Detached house. Robert Stiles House. Armstrong House. Stick style. 1883-84. Wood frame (weatherboard and board & batten); 1 1/2 stories; 5 bays (symmetrical); hipped with clipped gable (slate) roof; 3 gable dormers; 1-story, 1-level, 9-bay

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wraparound porch with chamfered posts, cutout pattern frieze, decorative sawnwork, gable over entrance bay; floor-to-ceiling first-floor windows, double-door entrance flanked by sidelights, projecting wall dormers with gables displaying decorative sawnwork, interior brick flue. One of seven of the earliest summer cottages, the Robert Stiles house is also one of the finest examples of Victorian cottages in Bon Air. It was built by Major Robert Stiles in 1883-84 as a summer home for his family. Stiles, who served in the Confederate Army, wrote the book Four Years Under Marse Robert and helped to found the town of Bon Air.

1700 BLOCK

1706: Detached house. Hunter McGuire House. Fleming House. Victorian Gabled Ell. 1881-82. Wood frame (aluminum siding); 2 stories; 3 bays (symmetrical); gable (standing seam metal) roof; 1-story, 1-level, 3-bay porch with square wood posts, scalloped trim along bottom of frieze, bracketed eaves; floor-to-ceiling first-floor windows, 2/2 second-floor windows, double-door entrance flanked by sidelights, twin front gables with remnants of decorative sawnwork at peak of gable; frame garage - contributing. frame outbuilding - contributing. House is believed to be the first summer home built in Bon Air. Dr. Hunter Holmes McGuire, famous medical surgeon of the Confederate Army under Stonewall Jackson and founder of the first private hospital in Richmond, built this summer home for his family in 1881-82.

1712: Detached house. Gilliam-Bullington House. Cossitt House. Colonial Revival. 1881; ca. 1916 additions. Wood frame (weatherboard); 2 1/2 stories; 5 bays (symmetrical); hipped (standing seam metal) roof; 2 gable dormers; 1-story, 1-level, 5-bay porch with Tuscan columns, pedimented gable over entrance bay, porte cochere attached at side; French doors on first floor, 15/1 second-floor windows, entrance with transom and sidelights, original 1880s house incorporated into larger Colonial Revival house ca. 1916; frame ice house - contributing, frame pumphouse - contributing, frame garage - contributing, frame chicken house - contributing, 2 frame outbuildings - contributing. Interesting example of an early Victorian summer cottage remodeled and enlarged into a large Colonial Revival house ca. 1916. Originally built by Col. Marshall M. Gilliam, a Bon Air lawyer who was one of the few all-year residents of the community, the house was purchased in 1903 by Robert M. Bullington. Bullington was one of the original directors of the Bon Air Land and Improvement Company. Around 1916 he greatly enlarged his house;

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however, the gabled facade of the original house is still seen on the north side of the present Colonial Revival house.

1730: Detached house. T.M.R. Talcott House. Ellis House. Queen Anne/Stick style. 1882. Wood frame (weatherboard); 2 stories; 6 bays (asymmetrical); hipped with gables (standing seam metal) roof; 1-story, 1-level, 8-bay wraparound porch with turned posts on paneled piers, decoratively sawn frieze, scroll brackets; floor-to-ceiling first-floor windows, 2/2 second-floor windows with decorative window heads, board and batten frieze and gables with decorative woodwork, bay windows with decorative woodwork, several side and rear porches, interior brick chimneys; one-story frame cottage - contributing, modern pool house - noncontributing, frame outbuilding - contributing, frame chicken house - contributing; picket fence, formal herb and flower garden, goldfish pond, swimming pool. Built in 1882 by Thomas Mann Randolph Talcott, president of the Bon Air Land and Improvement Company, this rambling and well preserved Queen Anne house is one of the largest and most elaborate in Bon Air. Around 1922 the house was moved about 125 feet to its present location.

1800 BLOCK

*1806: Detached house. Stinson House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 4 bays (asymmetrical); gable (composition shingle) roof; double sash windows of various types, brick stoop with wrought iron railing. Typical modern ranch house. Noncontributing building.

1813: Detached house. Clyde Ratcliffe House. Colonial Revival. 1916. Wood frame (weatherboard); 2 1/2 stories; 6 bays (asymmetrical); hipped (standing seam metal) roof; 2 gable dormers; 1-story, 1-level, 5-bay porch with Tuscan columns, simple balustrade, gable over entrance bay; floor-to-ceiling first-floor windows, paired 9/1 second-floor windows, central brick chimney, enclosed porch with sleeping porch above on south side; modern summerhouse - noncontributing. This large Colonial Revival house was built in 1916 and sold to Col. Clyde H. Ratcliffe, manager of the South Richmond branch of the American National Bank. The house was the summer home of the Ratcliffe family until about 1930.

*1813-A: Detached house. Modern Ranch. ca. 1980. Wood frame (weatherboard); 1 story; 4 bays (asymmetrical); gable (shingle composition) roof; 1-story, 1-level, 5-bay porch with square wood posts, rail balustrade, brick piers. Modern ranch house with unusual full-length front porch. Noncontributing building.

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1818: Detached house. Burton Marye House. Boehling House. Craftsman. 1916. Wood frame (weatherboard); 2 stories; 4 bays (asymmetrical); clipped end gable (composition shingle) roof; paired 9/1 windows, exterior end brick chimney, screened side porch, wide overhanging eaves, original gabled hood over entrance removed; side and rear 20th-century additions. The Marye family built the house in 1916 and it remained in the same family for 45 years. The house has undergone some changes but retains much of its original character.

2000 BLOCK

*2017-19: Detached house (duplex). Hodgins House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story, 4 bays (symmetrical); gable (composition shingle) roof; two 1-story, 1-level, 1-bay porches -- each with wrought iron support and shed roof. Modern brick duplex. Noncontributing building.

*2020: Detached house. Duesberry House. Modern Ranch. ca. 1980. Wood frame (aluminum siding); 1 story; 6 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 1-bay porch with square wood column, concrete block base, simple balustrade; 6/6 windows, interior brick chimney, attached carport. Noncontributing building.

*2030-25: Detached house (duplex). Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 4 bays (symmetrical); gable (composition shingle) roof; two 1-story, 1-level, 1-bay porches -- each with wrought iron support and shed roof. Modern brick duplex. Noncontributing building.

2032: Detached house. A.M. Toler House. Singleton House. Colonial Revival. 1936. Brick (stretcher bond); 2 stories; 3 bays (asymmetrical); gable (slate) roof; 1 projecting wall dormer; 1-story, 1-level, 1-bay porch with turned posts, gable roof with arch below; 8/8 windows, exterior end brick chimney, attached garage; large south modern addition. This Colonial Revival house was built in 1936 on the site of a Spanish Colonial house that was built in the 1920s. The large frame Bon Air Hotel occupied the site from 1880 to 1889.

2033: Detached house. Truman A. Parker House. Reid House. Queen Anne. 1905. Wood frame (aluminum siding); 2 1/2 stories; 3 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 5-bay wraparound porch with Ionic columns; projecting gabled pavilions, square corner turret with pyramidal roof, floor-to-ceiling windows on first floor, 1/1 windows on second

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floor. Good example of a Queen Anne-style house in Bon Air. Dr. Truman A. Parker, the original owner of the house, helped establish Stuart Circle Hospital in Richmond.

2052: Apartments - present use. Hotel - original use. Bon Air Hotel Annex. Stick style. 1881-82. Wood frame (aluminum siding); 2 1/2 stories; 8 bays (symmetrical); hipped with clipped gables (slate) roof; 6 hipped dormers; 2-story, 2-level, 4-bay porch with chamfered posts, curved brackets, open frieze, shed roof, cutout pattern balustrade; central brick chimney, projecting eaves with vertical wood cladding under clipped gables, 2/2 windows, wraparound porches on east and west sides. This building served as an annex to the Bon Air Hotel which was destroyed by fire in 1889. It was built in 1881-82 and remained a hotel until 1892. It served as a dormitory for Bon Air School for Boys between 1892 and 1908 and part of it was used as a public school in 1920-21.

2053: Detached house. Arthur L. Adamson House. Lynch House. Queen Anne. 1887-89. Wood frame (stucco); 2 1/2 stories; 2 bays (asymmetrical); hipped (slate) roof; 1 eyebrow dormer; 1-story, 1-level, 10-bay porch with Ionic columns, turned balustrade, brick foundation, rounded corner; single and paired 4/1 windows, large brick chimneys, Colonial Revival porch replaced original porch, house originally clad in shingles and weatherboard; 1 1/2-story frame and weatherboard cottage at rear - contributing. Arthur L. Adamson, a prominent Manchester businessman, built the house as his permanent residence in 1887-89. In 1909 Robert S. Christian purchased the property and remodeled it in the Colonial Revival mode.

*2060: Commercial. Perrow's Store. Bon Air Insurance Agency. 1942; 1970s addition. Brick (stretcher bond); 1 story; 1 bay (asymmetrical); false mansard (composition shingle) roof; side porches; original brick building dates to 1942 with shed roof and stepped parapet sides, Colonial Revival addition on front built in 1970s. This brick building was built in 1942 and served as Perrow's Store until 1951. It then served as the Bon Air Post Office from 1952 to 1960. Noncontributing building.

2068: Detached house. Maude Miller Blair House. Gross House. Colonial Revival. 1930s. Brick (stretcher); 1 1/2 story, 3 bays (symmetrical); gable (slate) roof; 2 gable dormers; side porch; wide 8/8 windows, frontispiece doorway, exterior end brick chimney; picket fence surrounds yard. Good example of a typical 1 1/2-story Colonial Revival house of the 1930s.

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2071: Church. Bon Air Presbyterian Church (originally). Bon Air Christian Church (currently). Victorian Gothic. 1882. Wood frame (weatherboard); 1 story; 2 bays (asymmetrical); gable (composition shingle) roof; original porch removed; vertical wood siding in gable, trefoil window in gable, small gables over side windows, corner bell tower with entrance, louvered belfry and octagonal steeple, large pointed-arched front window originally served as main entrance until bell tower added in 1890, rear additions also built in 1890, Sunday School wing added in 1948, builder of 1890s additions was Jacob Fraker. This attractive Church was built in 1882 by the Bon Air Land and Improvement Co. to be used as a nondenominational church. It became Bon Air Presbyterian Church in 1884 and the present Bon Air Christian Church in 1963. It is an excellent example of a Victorian Gothic church of the late 19th Century.

2076: Detached house. Dr. James K. Hazen House. Evans House. Stick style. 1885. Wood frame (weatherboard); 2 stories; 4 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 3-bay porch with turned posts, rail balustrade, spindle frieze, small gable atop shed roof with decorative sawnwork; vertical wood siding in gables with king post trusses, narrow 1/1 windows with upper sashes bounded by smaller panes of glass, rectangular bay window on front with bracketed cornice, upper-level bay window on south side supported by large brackets, central brick chimney; original 1 1/2-story frame and weatherboarded stable at rear - contributing. One of the best preserved late 19th-century houses in Bon Air and an excellent example of the Stick style, the house was built for a leading Bon Air citizen, Dr. James K. Hazen, who served as pastor of Bon Air Presbyterian Church from 1885 to 1902. Dr. Hazen founded the Bon Air chapter of the Chautauqua Society and the Bon Air School for Boys.

2077: Parking lot. Site of Polk Miller House (1883) which burned in 1975. Now a parking lot for Bon Air Christian Church.

2100 BLOCK

2107: Detached house. Bon Air Presbyterian Church Manse. Hodgins House. Stick Style. 1884. Wood frame (weatherboard); 1 1/2 story; 2 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 1-bay porch with turned post, brackets, stick balustrade, shed roof; frame workshop - contributing. The house was built as the manse for the Bon Air Presbyterian Church around 1884. It is a modest example of a Stick style house of the period and is reasonably well preserved.

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2114: Detached house. Sue Powers Taylor House. Raine House. Cottage. 1930s. Wood frame (asbestos shingle); 1 1/2 story; 3 bays (asymmetrical); gable (composition shingle) roof; 2 gable dormers; projecting front gabled entrance vestibule with round-arched entrance, 8/1 and 6/1 windows, exterior end brick chimney, modern addition to south. The design inspiration for this house stems from Tudor cottages of Great Britain. The style was popular in the 1930s.

*2115: Detached house. Hodgins House. Garry House. Cape Cod. 1951. Concrete block with brick veneer; 1 1/2 story; 3 bays (asymmetrical); gable (composition shingle) roof; 3 gable dormers; multi-paned casement windows, exterior end brick chimney, brick stoop with iron railing. Noncontributing building.

*2125: Detached house. Donald A. Hodgins House. Cape Cod. 1951. Concrete block with brick veneer; 1 1/2 story; 5 bays (asymmetrical); gable (composition shingle) roof; 5 gable dormers; multi-paned casement windows, bay window, classical door surround, two exterior end brick chimneys, brick stoop with iron railing; small frame servant's residence at rear - noncontributing. Noncontributing building.

2128: Detached house. Jacob Bates House. DeColigny House. 1888-89. Wood frame (weatherboard); 2 stories; 3 bays (asymmetrical); gable (pressed tin) roof; 1-story, 1-level, 3-bay porch with turned posts, sawn brackets, spindle frieze, paneled gable over entrance bay; floor-to-ceiling 1/1 windows on first floor, double-door entrance with rectangular transom, embellished truss in gable, interior brick chimneys; frame garage - contributing. This well preserved Stick style house was built in 1888-89 for Jacob Bates, a Richmond businessman who lived in Bon Air until 1904. It was the first house built in the 2100 block of Buford Road.

2138: Detached house. Allen B. Ferguson House. Moore House. American Foursquare. ca. 1910. Wood frame (weatherboard); 2 stories; 2 bays (asymmetrical); pyramidal hipped (slate) roof; 1-story, 1-level, 1-bay porch with wrought iron supports, hipped roof, brick base; wide overhanging eaves, rectangular bay window is modern addition, interior brick chimneys, original porch removed. One of the few American Foursquare houses in Bon Air. Despite modern alterations, the house retains its basic original character. It was built around 1910 by Allen B. Ferguson, a railroad employee, who purchased lots from the owner of the Bates property next door.

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2139: Detached house. Hampton/Kates/McClure House. Black House. Queen Anne. 1889-90. Wood frame (weatherboard); 2 stories; 3 bays (asymmetrical); pyramidal hipped with gables (standing seam metal) roof; 1-story, 1-level, 11-bay wraparound porch which replaced original porch, slender wood posts, cutout pattern balustrade, gable over entrance bay, brick piers; 2/2 windows, floor-to-ceiling first-floor windows, paneled frieze with bracketed cornice, double-door entrance with rectangular transom, interior end brick chimneys; 1 1/2-story frame and weatherboarded carriage house with 1-story wings - contributing. This Queen Anne-style house was built in 1889-90 for J. H. Hampton. In 1892 J. W. Kates, a postal telegrapher for the Southern Railroad, purchased the property. In 1906 Dr. Edwin B. McCluer, pastor of Bon Air Presbyterian Church until 1928, acquired the property.

2200 BLOCK

2200: Detached house. Mrs. W. M. Withers House. Key House. Queen Anne/Colonial Revival. 1904; 1920s remodeling. Wood frame (weatherboard); 2 stories; 6 bays (asymmetrical); hipped with gables (standing seam metal) roof; 1-story, 1-level, 1-bay pedimented Doric portico added in 1920s; wraparound porch at southwest corner indicates original entrance; however, new entrance created in 1920s. Colonial Revival features added in 1920s, irregular roof line and plan indicates Queen Anne-style original house, central brick chimney, sun porches added; 2-story frame and weatherboarded garage/apartment built in 1920s - contributing. Originally a Queen Anne-style house, the building was constructed for Mrs. W. M. Withers in 1904. Her daughter, Miss Fanny Virginia Withers, a resident of the house until the early 1920s, helped found the Hazen Memorial Library and served as first librarian from 1902 to 1930. The A. L. Ivy family made the Colonial Revival alterations after it bought the house in the 1920s.

2207: Detached house. Garland C. Chewning House. Aggar House. Craftsman/Colonial Revival. ca. 1922. Wood frame (weatherboard); 1 1/2 story; 5 bays (asymmetrical); gambrel (standing seam metal) roof; 1 shed dormer; 1-story, 1-level, 1-bay porch with paired square wood columns on brick piers, decorative brick balustrade, hipped roof; semi-exterior brick chimney, 6/1 windows, one large shed-roofed dormer across front; frame garage - contributing. This craftsman house with Colonial Revival details was built around 1922 for Garland C. Chewning out of materials salvaged from the Bon Air Academy. The Webb-Peplow House stood on the site from 1889 until it burned in the 1920s. This house was built by local contractor Lee W. Payne.

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*2213: Detached house. Modern Victorian. 1987. Wood frame (weatherboard); 1 1/2 story; 5 bays (asymmetrical); gable (wood shingle) roof; 1-story, 1-level, 3-bay porch with square wood columns, wood-shingled shed roof; rectangular bay window capped by gable, steep gable roof, minimum amount of sawnwork, large 1/1 windows. Noncontributing building, but sympathetic to surrounding architecture.

*2223: Detached house. George B. Sowers, Jr. House. Modern Victorian. ca. 1980. Wood frame (weatherboard); 2 1/2 stories; 3 bays (asymmetrical); gable (composition shingle) roof; 1 gable dormer; 1-story, 1-level, 3-bay porch with turned posts, brackets, spindle frieze, shallow gable over entrance bay, simple balustrade, brick pier supports; decorative sawnwork in gable, 1/1 windows, stained glass attic window, shed-roofed extension with sliding glass doors and skylights. Noncontributing building, but sympathetic to surrounding architecture.

2233: Detached house. Albert Williams House. Martin House. American Foursquare. ca. 1923. Wood frame (weatherboard); 2 1/2 stories; 2 bays; pyramidal hipped (standing seam metal) roof; 1 hipped dormer; 1-story, 1-level, 2-bay porch with heavy square wood columns, heavy wood balustrade, brick foundation, shed roof; Wide overhanging eaves with exposed rafter ends, paired and single 6/1 windows; frame outbuilding - contributing. Good example of an American Foursquare from the 1920s.

2300 BLOCK

2311: Detached house. Holderby/Jurgens House. Gold House. Colonial Revival. 1912-13. Wood frame (weatherboard); 2-1/2 stories; 3 bays (symmetrical); gable (standing seam metal) roof; 3 pedimented gable dormers; 1-story, 1-level, 1-bay porch with Tuscan columns, bracketed modillion cornice, turned balustrade; 6/1 windows, first-floor tripartite windows, bracketed modillion cornice, semi-exterior end stone chimneys, entrance with sidelights and transom, sun porches on south side; frame servants' quarters - contributing. frame garage - contributing. This large Colonial Revival house was built in 1912-13 for A. K. Holderby, Jr. who was business manager of the Richmond Times Dispatch. In 1919 it was sold to J. F. B. Jurgens, a furniture store owner.

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BURROUGHS STREET

2100 BLOCK

-0004
*2132: Detached house. Peebles House. Modern Ranch. 1950s. Brick (stretcher bond); 1 story; 7 bays (asymmetrical); gable (composition shingle) roof; interior brick chimney, exterior brick chimney; Noncontributing building.

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0005
2137: Detached house. S. L. Williams House. Dundas House. Bungalow. 1920s. 1 1/2 story; 5 bays (asymmetrical); gambrel (composition shingle) roof; 1 shed dormer with square wood columns, brick foundation; paired 6/6 windows, 4-light transom over entrance, exterior end stone chimneys, 1-story extension to south; frame garage - contributing, frame outbuilding - contributing. Unusual example of a bungalow with a gambrel roof.

*2152: Detached house. Anderson House. Contemporary. 1970s. Wood frame (weatherboard); 1 story; shed (composition shingle) roof; 1-story, 1-level, 1-bay porch with slender square wood posts, plank balustrade; casement windows. Noncontributing building.

2153: Detached house. Albert G. Kirtland House. Allen House. Colonial Revival. ca. 1917. Wood frame (weatherboard); 2 1/2 stories; 5 bays (symmetrical); gable (composition shingle) roof; 3 pedimented gable dormers; 1-story, 1-level, 1-bay porch with Tuscan columns, full entablature, broken pediment; entrance with fanlight and sidelights, 6/6 windows with cornice heads on first floor, 3 interior end brick chimneys, side porch screened; frame outbuilding - contributing. This handsome Colonial Revival house was built around 1917 for Albert Kirtland who had previously owned a summer cottage in Bon Air.

2200 BLOCK

2219: Detached house. James W. Gordon, Sr. House. Colonial Revival. 1917. Wood frame (stucco); 2 1/2 stories; 5 bays (symmetrical); gable (slate) roof; 3 pedimented dormers; 1-story, 1-level, 1-bay porch with paired Tuscan columns, balustraded deck, dentil cornice; entrance with fanlight and sidelights, 6/1 windows, interior end chimney, side porch with Tuscan columns (screened); 1-story, hip-roofed frame and weatherboarded servant's quarters - contributing. This large Colonial Revival house was built as a permanent residence for James W. Gordon, Sr. and his family in 1917 after spending previous summers in rented cottages in Bon Air. Gordon was a

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Richmond attorney. The house was built by local contractor Lee W. Payne and designed by Richmond architects Carneal and Johnston.

2224: Detached house - present use. Section of a hotel - original use. Bon Air Inn. Hechtman-Aldrich House. Modified Queen Anne. 1894; ca. 1923 modifications. Wood frame (stucco); 2 stories; 4 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 1-bay porch with Tuscan columns, triangular pediment, sleeping porch at second level; 6/1 and tripartite windows, cornice with returns, semi-octagonal entrance bay on original facade with long porch with Tuscan columns, original entrance flanked by sidelights, interior chimney. House originally faced south, but was reoriented in the 1920s to face Burroughs Street.

2239: Detached house. John B. Christian House. Roberts House. Bungalow. 1920s. Wood frame (weatherboard); 1 1/2 story; 3 bays (symmetrical); gable (composition shingle) roof; 1 shed dormer; 1-story, 1-level, 3-bay porch with Tuscan columns; 9/1 windows, rectangular bay window on north side, garage attached to house by breezeway. On the site of this bungalow stood a summer cottage built in 1914 which burned and was replaced by the present structure in the early 1920s. It is one of a few bungalows on Burroughs St. built during this period.

2300 BLOCK

*2300: Detached house. Cobaugh House. Contemporary. 1985. Wood frame (vertical siding and stone veneer); 1 1/2 story, 7 bays (asymmetrical); mansard roof with flared eaves (composition shingle) roof; 1 shed dormer; recessed entrance, tripartite and multiple casement windows, solar panels, screened porch at rear. Noncontributing building.

2303: Detached house. Albert G. Kirtland Cottage. Pope House. Vernacular cottage. 1914. Wood frame (weatherboard); 1 story; 4 bays (symmetrical); gable (composition shingle) roof; 1-story, 1-level, 5-bay wraparound porch with Tuscan columns; front gabled ell, 6/6 windows, interior brick chimney, north extension with French doors sheltered by bracketed shed hood. This simple vernacular frame cottage was built in 1914 for Albert Kirtland who later built a permanent residence nearby.

2306: Detached house - present use. Hotel - original use. Roscoe Crozier House. Tolley House. Modified Queen Anne. 1894; 1920s modifications; Wood frame (stucco); 2 stories; hipped (composition shingle) roof; 1-story, 1-level, 1-bay porch with

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Tuscan columns, full entablature, broken pediment; octagonal, 2-story, corner turret, asymmetrically positioned gable, double-door entrance, 2/1 windows. This Queen Anne-style building originally served as the eastern end of the Bon Air Inn, but was moved to its present location around 1920. Built in 1894 and modified in the 1920s, it still represents a fine example of turn-of-the-century resort architecture.

2317: Detached house. Barton H. Cameron House. Stearns House. Bungalow. 1915. Wood frame (weatherboard); 1 story; 6 bays (asymmetrical); hipped (composition shingle) roof; porch enclosed; central brick chimney, eyebrow vents on roof, tall 6/6 windows, shed-roofed side porch enclosed, unusual alternating wide and narrow weatherboards. This simple bungalow was built in 1915 as a summer cottage for Barton H. Cameron and later served as his permanent residence. It is typical of the simpler frame cottages built on Burroughs St. at the turn of the century.

*2319: Detached house. Rochester House. Contemporary. 1980. Wood frame (weatherboard); 2 stories, 4 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 1-bay porch with square wood posts, board railing, shed roof, double-door entrance, casement windows. Noncontributing building.

2400 BLOCK

2401: Detached house. N. Walter Hubard House. James House. Colonial Revival. 1920s. Wood frame (weatherboard); 1 1/2 story; 4 bays (asymmetrical); gable (composition shingle) roof; 4 gable dormers; 1-story, 1-level, 1-bay porch with square wood post, brick base, shed roof; interior brick chimney, 6/6 windows, dormers with pairs of square windows, screened porch at front, 1-story gable-roofed wing; frame garage - contributing. This Colonial Revival-style house was designed by owner/architect N. Walter Hubard in the 1920s. It is an unusual example of the style in Bon Air.

HAZEN STREET

8500 BLOCK

*8500: Detached house. Hodgins House. Modern Colonial Revival. 1975. Brick (stretcher bond); 1 1/2 story; 5 bays (asymmetrical); gambrel (wood shingle) roof; 3 shed dormers; interior brick chimney, 9/6 and 6/6 windows, brick entrance stoop with wrought iron railing. Noncontributing building.

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8528: Detached house. George S. Cook House. Signorelli House. Stick style. 1886. Wood frame (aluminum siding); 2 stories; 2 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 2-bay porch with Tuscan columns, hipped roof, concrete and brick base; floor-to-ceiling first-floor windows, 2/2 and paired 1/1 second-floor windows, rectangular bay window with porch above on side, interior brick chimney, rear ell addition, current porch replaced original porch with sawnwork, much original sawnwork trim removed when house was aluminum sided; frame outbuilding - contributing. This small frame cottage, originally a fine example of the Stick style but later modified, was built for Dr. James K. Hazen and sold to George S. Cook, a famous national photographer who operated studios in several eastern cities. His son, Huestis P. Cook, another noted photographer also lived here. Tazewell J. Perrow purchased the property in 1928 and made some alterations to the house.

*8529: Detached house. Hundley House. Contemporary. 1970s. Wood frame (brick veneer); 2 stories; 3 bays (symmetrical); gable (composition shingle) roof; 1-story, 1-level, 1-bay porch with turned posts, gable roof, brick base; exterior end brick chimney. Noncontributing building.

*8536: Detached house. Hewitson House. Contemporary. 1966. Brick (stretcher bond); 2 (split level) stories; 4 bays (asymmetrical); gable (composition shingle) roof; 2-story, 1-level, 1-bay porch with tall square wood columns, brick base, gable roof; 6/6 windows, typical mid-20th-century details. Noncontributing building.

8600 BLOCK

*8623: Detached house. Hodgins House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 5 bays (asymmetrical); gable (composition shingle) roof; 8/8 windows, central brick chimney, brick entrance stoop with iron railing. Noncontributing building.

KENWIN ROAD

8700 BLOCK

8725: Detached house. Powers-Steele House. Mahan House. Gabled Ell. 1915-16. Wood frame (asbestos shingle); 2 stories; 4 bays (asymmetrical); hipped (standing seam metal) roof; 1-story, 1-level, 1-bay porch with round columns, gable roof with exposed rafter ends; house originally faced west, but was reoriented to face Kenwin Road in the 1920s, 1/1 windows,

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interior end chimneys, original front porch screened, transom over 1920s entrance; frame garage - contributing. The simple gabled ell house was built in 1915-16 for Susan and Clara Powers who purchased the land from their aunt who live on Buford Road. In the 1920s the property was rented and then sold to Frank Steele.

LOGAN STREET

1800 BLOCK

1809: Detached house. Emil Karl Vietor House. Crowley House. Modified Queen Anne. 1889. Wood frame (weatherboard); 2 stories; 4 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 2-bay porch with Tuscan columns, hipped roof; front gable clad in vertical planks, original floor-to-ceiling first-floor windows partially blocked, entrance with sidelights and transom, original wraparound porch replaced, 2-story gable-roofed frame addition with front bay window added ca. 1900, 2/2 windows on second floor, interior brick chimneys. In 1889 this modified Queen Anne-style house was built for Emil Karl Vietor, year round resident of Bon Air, a German consul, and tobacco warehouse owner. In 1901 it was purchased by Mary B. Cocke.

2000 BLOCK

*2038: Detached house. Dettra House. Modern Colonial Revival. 1950s. Brick (stretcher bond); 1 1/2 story; 3 bays (symmetrical); gable (composition shingle) roof; 3 gable dormers; wide 8/8 windows, frontispiece entrance, brick stoop with iron railing, exterior end chimney. Noncontributing building.

2039: Vacant lot (site of the Bon Air School for Boys 1890s-1908).

*2055: Detached house. J. Furman Irby House. Bear House. Colonial Revival. ca. 1940. Wood frame (weatherboard); 1 1/2 story; 3 bays (asymmetrical); gable (composition shingle) roof; 1 projecting wall gable dormer; 1-story, 1-level, 1-bay porch with slender square posts, flat roof, wood base; projecting front gabled ell with exterior end brick chimney, 6/6 windows; frame cottage - noncontributing. Noncontributing building.

2056: Vacant lot.

2067: Detached house. William D. Smith House. Richardson House. Victorian Gabled Ell. 1889-90. Wood frame

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(weatherboard); 1 1/2 story; 4 bays (asymmetrical); gable (standing seam metal) roof; two front and one side gable dormers; 1-story, 1-level, 2-bay porch with square wood posts, sawn brackets, hipped roof, brick base; L-shaped with interior and interior end brick chimneys, sawnwork panels in front gable and dormers, 6/6 and paired 4/4 windows; frame garage - contributing. This simple frame cottage was built in 1889-90 to serve as residence of the headmaster for Bon Air School for Boys once located at the other end of the block. Professor William D. Smith lived there from 1893 until 1908 when the school closed.

2100 BLOCK

*2107: Detached house. Lloyd House. Modern Victorian. 1952; 1980s remodeling. Wood frame (weatherboard); 2 stories; 5 bays (asymmetrical); gable (wood shingle) roof; 1-story, 1-level, 7-bay porch with turned posts, simple balustrade, wood base on brick piers, wood shingled roof. Originally built as a ranch-style house in 1952 and heavily remodeled in the Victorian mode in the 1980s. Noncontributing building.

*2115: Detached house. Ford House. Modern Ranch. 1960s. Wood frame (aluminum siding); 1 story; 4 bays (asymmetrical); gable (composition shingle) roof; bay window, brick entrance stoop, exterior end brick chimney, rear ell. Noncontributing building.

2116: Wooded lot.

2138: Detached house. Fraker House. Victorian Gabled Ell. 1893-94. Wood frame (aluminum siding); 2 stories, 3 bays (asymmetrical); gable (standing seam metal) roof; 1-story, 1-level, 2-bay porch with turned posts, shed roof, sawn brackets, concrete block base, simple balustrade; gable-front structure, 2/2 windows, double door entrance with rectangular transom; 1-story frame garage/shed - contributing. This simple frame dwelling was built in 1893-94 by builder Jacob Fraker for Lavinia Cook. By 1900 it was rented to Allen Ferguson and in 1921 Richmond dentist C.A. Mercer purchased the property.

McRAE ROAD

2000 BLOCK

Parking lot for St. Michael's Church.

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*2073: Detached house. Hodgins House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 5 bays (asymmetrical); gable (composition shingle) roof; 2/2 windows (modern), central brick chimney, brick entrance stoop. Noncontributing building.

2100 BLOCK

*2107: Detached House. Cornelia Avery House. Colonial Revival. 1940s. Wood frame (weatherboard); 1 1/2 stories; 4 bays (asymmetrical); gable (composition shingle) roof; 2 gable dormers; gable front ell, paired 6/6 windows, interior brick chimney, brick entrance stoop with iron railing, screened side porch. Noncontributing building.

2110: School. Bon Air Elementary School (originally). Riverside School (currently). Vernacular Craftsman. 1921. Wood frame (stucco); 1 story; 5 bays (symmetrical); hipped (standing seam metal) roof; overhanging eaves with exposed rafter ends, tripled 6/6 windows, tall hipped roof, modern rectangular bay window blocks original entrance, modern additions to north, south, and west. Local citizens of Bon Air donated money and labor to build a school in the community in 1921. In 1972 the building became Riverside School, a private school.

*2113-15: Detached House. Imhoff House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 7 bays (asymmetrical); gable (composition shingle) roof; modern 2/2 windows, interior chimney, brick entrance stoop. Noncontributing building.

ROCKAWAY ROAD

8000 BLOCK

8519: Detached House. Bungalow. 1920s; 1970s remodeling. Wood frame (weatherboard); 1 1/2 stories; 3 bays (symmetrical); gable (composition shingle) roof; 1 gable dormer; 1-story, 1-level, 3-bay wraparound porch with Tuscan columns, brick base; Colonial remodeling in 1970s, 6/6 windows, modern front door, exterior end brick chimney; frame garage - noncontributing. Typical bungalow in form but remodeled in Colonial Revival style in 1970s, the house was owned by a Smith family in the 1920s, inherited by Frances Smith Ryder, and sold to Donald Hodgins ca. 1960.

*8529-31: Detached House. Hodgins House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 4 bays (symmetrical); gable (composition shingle) roof; two 1-story, 1-level, 1-bay porches with wooden turned posts and brick bases. Unusual brick duplex. Noncontributing building.

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*8539-41: Detached House (duplex). Hodgins House. Modern Ranch. 1960s. Brick (stretcher bond); 1 story; 4 bays (symmetrical); gable (composition shingle) roof; 1-story, 1-level, 1-bay porch with wrought iron supports. Unusual brick duplex. Noncontributing building.

8540: Vacant lot.

8614: Detached House. J. Blythe Moore House. Henry House. Victorian Gabled Ell. 1883-84. Wood frame (weatherboard); 2 stories; 3 bays (asymmetrical); gable (standing seam metal) roof with hipped section at front; 2 gable dormers; 1-story, 1-level, 12-bay wraparound porch with slender turned posts, sawn brackets, brick foundation; floor-to-ceiling first-floor windows, 2/2 second-floor windows, entrance with transom, interior brick chimney, rear wing removed in 1930s and moved to adjacent lot; frame garage - contributing. One of the first three cottages built north of the railroad, this frame dwelling was built for J. B. Moore, a director of the Bon Air Land and Improvement Co., in 1883-84.

8622: Detached House. McGrady House. Victorian Gabled Ell. Wood frame (aluminum siding); 2 stories; 2 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 2-bay porch with turned posts, sawn brackets (modern), simple balustrade (modern); paired 2/2 windows, steep gable roof, gable-fronted dwelling, rear shed-roofed extension. Originally this house was the rear wing of the J. B. Moore cottage at 8614 Rockaway and was moved to this location in the 1930s; frame garage - noncontributing. This simple frame dwelling is one of three gable-fronted houses in a row on Rockaway Road. It represents the earliest type of cottage built in Bon Air in the 1890s. J.O. Tuck bought the Moore cottage next door in the 1920s and had the rear wing moved to its present location and sold in the 1930s.

8630: Detached House. Mary Douthat House. Carrington House. Victorian Gabled Ell. 1883-84; 1986 remodeling. Wood frame (weatherboard); 2 stories; 3 bays (asymmetrical); gable (composition shingle) roof; 1-story, 1-level, 8-bay wraparound porch with turned posts, sawn brackets, modern porch replaced original porch; originally house was built with shed roof, gable roof and wraparound porch added in 1986, bracketed cornice, 2/2 windows, transom over entrance, modern rear addition; modern frame garage - noncontributing. One of three early frame cottages built in Bon Air north of the railroad, this simple frame cottage originally had a shed roof and resembled a typical urban rowhouse before it was remodeled in 1986. The house was built for Mary Douthat and sold by her in 1905.

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8634: Library (originally). Hazen Memorial Library. Victorian Romanesque. 1902. Rock-faced ashlar stone; 1 story; 5 bays (symmetrical); pyramidal hipped (slate) roof with gables; pyramidal-roofed central section with three gable-roofed extensions, constructed of uncoursed granite blocks, single and paired 1/1 windows, double-door entrance with fanlight and stone arch above. Erected in 1902 at a cost of \$500 collected by local citizens, the Hazen Memorial Library was built to commemorate Dr. James K. Hazen, pastor of Bon Air Presbyterian Church and community leader. The stone building is unique in Bon Air and Chesterfield County for its plan, details, and construction material. The Bon Air Library moved to another location in 1975.

Tennis and basketball courts. Originally the grounds of the Bon Air Hotel which burned in 1889, the lot was purchased by the Bon Air Community Association in 1975 for recreation purposes.

Post office - original use. Vernacular. 1916. Wood frame (weatherboard); 1 story; 2 bays (asymmetrical); gable (wood shingle) roof; 1-story, 1-level, 1-bay porch with square wood columns, shed roof with exposed rafter ends, simple balustrade, wood base on brick piers; eaves with exposed rafter ends, interior brick chimney, brick pier foundation, 6/6 windows, gable-fronted structure. This simple frame building was constructed in 1916 as the Bon Air Post Office. It served its original purpose until 1952. The Bon Air Community Association purchased the building in 1975. The building is typical of small town post offices, but a rare survivor.

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Although the springs remained popular after the Civil War until the turn of the century, during Reconstruction there arose a market in Richmond for a new kind of resort for the harried man of business. As the pace of life and business quickened, some entrepreneurs identified this new market and decided to satisfy its demand for a resort close at hand.

Several of the entrepreneurs were associated with the Richmond and Danville Railroad; one of them--A. S. Buford--was the railroad's president. In 1872 he and four of his friends began to buy up land along the route of the railroad about ten miles southwest of Richmond. By 1875 the group had assembled a 407-acre tract and on 15 June 1877 they chartered the Bon Air Land and Improvement Company to divide the tract into lots and sell them. The new company made an arrangement with the railroad whereby landowners in Bon Air would pay lower fares than usual (as well as lower freight rates for the transportation of building materials) and in return the railroad would be given a four-acre tract next to its right-of-way for a station.

Bon Air was modeled after the mountain springs resorts. A luxury hotel, an open-air pavilion for concerts and dancing, a bowling alley, and private cottages soon were built. The first lots for the cottages went on sale in July 1880; most were sold by April 1881. The hotel proved so popular that an annex was built in 1881. A church was constructed in 1882, as was a larger train station and water tower. Bon Air had succeeded in attracting the sort of moneyed, genteel clientele that in a more leisurely era would have gone to a mountain spring resort.

Bon Air's success led to the financial problems that meant failure for the Bon Air Land and Improvement Company. The directors built too much too fast and overextended themselves financially. In 1886 the company went bankrupt; on 27 December 1886 the Bon Air Company of Virginia was chartered in its place, with Joseph Bryan, the Richmond newspaper magnate, as president, and with A. S. Buford and several other former directors among the directors of the new company. For several years the new company operated along much the same plan as had the old company.

In 1889, however, came the first signal that the resort era was coming to an end. On 11 September the Bon Air Hotel burned to the ground together with its kitchens, and with its destruction went much of the genteel atmosphere that had marked the area from its beginnings. Young men began to come out on the trains only to bowl and drink; the area declined in exclusiveness.

In 1893 a general financial depression slowed the sale of lots. The next year the Richmond and Danville Railroad went bankrupt and was sold to the

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Great Southern Railroad. In 1894, as well, the Bon Air Hotel Cottage opened for business; later it was called the Bon Air Inn. Although it prospered for many years, the inn catered to young families in search of an inexpensive weekend out of the city, rather than to a wealthy clique in need of a luxurious hotel for guests and entertaining. Finally, near the end of World War I, the inn was closed, divided into three residences, and moved to other lots. At the same time, train service was sharply curtailed. The brief history of Bon Air as a resort had come to an end.

At the same time as Bon Air was declining as a resort, however, it was beginning to thrive as a residential community--one of the first true suburbs of Richmond. Even during its heyday as a resort, Bon Air had its permanent residents; the rail service and the short distance to the city made it as convenient for a suburb as for a resort. From the first, the cottages--though of frame construction rather than brick or brownstone--were large enough to serve as permanent dwellings, not just weekend retreats. As the railroad became less convenient, the newly popular automobile made access to Richmond no more difficult than before.

During the late 1880s and early 1890s suburban communities were developed outside Richmond as the core city aged and its wealthy residents sought open space. One of the first suburbs of this period was Ginter Park, planned and developed by tobacco manufacturer Lewis Ginter. Bon Air differed from this type of suburb in that it was first planned as a resort, then evolved into a suburb. The same hills, trees, and fields that had made it successful as a resort later served to make it successful as a residential community.

By 1928 Bon Air was under the control of the Bon Air Improvement Company; most of the lots had been sold and houses had been constructed upon them. The company hired the Louisville Real Estate and Development Company to sell the remaining lots. At an auction held on 30 April 1928 the lots were sold and the transition from resort to residential neighborhood was completed.

JSS

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MAJOR BIBLIOGRAPHICAL REFERENCES

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Beginning at a point (A) located on the east side of Buford Rd.; thence approx. 720'N to a point (B) on the SW corner of the lot at 1813 Buford Rd.; thence approx. 400'E to a point (C); thence approx. 200'N to a point (D); thence approx. 400'E to a point (E) at the SE corner of the lot at 1809 Logan St.; thence approx. 360'N to a point (F) on the Southern Railroad right-of-way; thence approx. 340'NE to a point (G); thence approx. 80'N to a point (H); thence approx. 280'E to a point (I); thence approx. 820'N to a point (J) on the north side of Ben Nevis Dr.; thence approx. 200'E to a point (K) at the SE corner of the lot at 2219 Burroughs St.; thence approx. 1220'N to a point (L) at the NE corner of the lot at 2401 Burroughs St.; thence approx. 560'W to a point (M) on the west side of Burroughs St.; thence approx. 580'S to a point (N) at the NE corner of the lot at 2306 Burroughs St.; thence approx. 460'W to a point (O); thence approx. 460'S to a point (P) at the SW corner of the lot at 2224 Burroughs St.; thence approx. 420'E to a point (Q) on the west side of Burroughs St.; thence approx. 200'S to a point (R) at the NW corner of the intersection of Burroughs St. and Ben Nevis Dr.; thence approx. 610'W to a point (S) at the NE corner of Ben Nevis Dr. and Logan St.; thence approx. 210'N to a point (T); thence approx. 240'W to a point (U) at the SE corner of the lot at 2207 Buford Rd.; thence approx. 740'N to a point (V) at the NE corner of the lot at 2311 Buford Rd.; thence approx. 320'W to a point (W) on the west side of Buford Rd.; thence approx. 500'S to a point (X) at the NE corner of the lot at 2200 Buford Rd.; thence approx. 200'W to a point (Y); thence approx. 240'S to a point (Z) at the SW corner of the lot at 2200 Buford Rd.; thence approx. 260'W to a point (A₁) on the west side of McRae Rd.; thence approx. 320'S to a point (B₁) at the NE corner of the lot at 2110 McRae Rd.; thence approx. 190'W to a point (C₁) at the NW corner of said lot; thence approx. 220'S to a point (D₁) at the SW corner of said lot; thence approx. 190'E to a point (E₁) on the west side of McRae Rd.; thence approx. 560'S to a point (F₁) on the south side of Rockaway Rd.; thence approx. 550'SW along the south side of Rockaway Rd. to a point (G₁) at the SE corner of the intersection of Rockaway and Rockcrest roads; thence approx. 240'SE to a point (H₁); thence approx. 460'E along the Southern Railroad right-of-way to a point (I₁); thence approx. 220'S to a point (J₁) at the NE corner of the lot at 1818 Buford Rd.; thence approx. 200'W to a point (K₁) at the NW corner of said lot; thence approx. 140'S to a point (L₁) on the south side of Larkspur Rd.; thence approx. 200'E to a point (M₁) at the NW corner of

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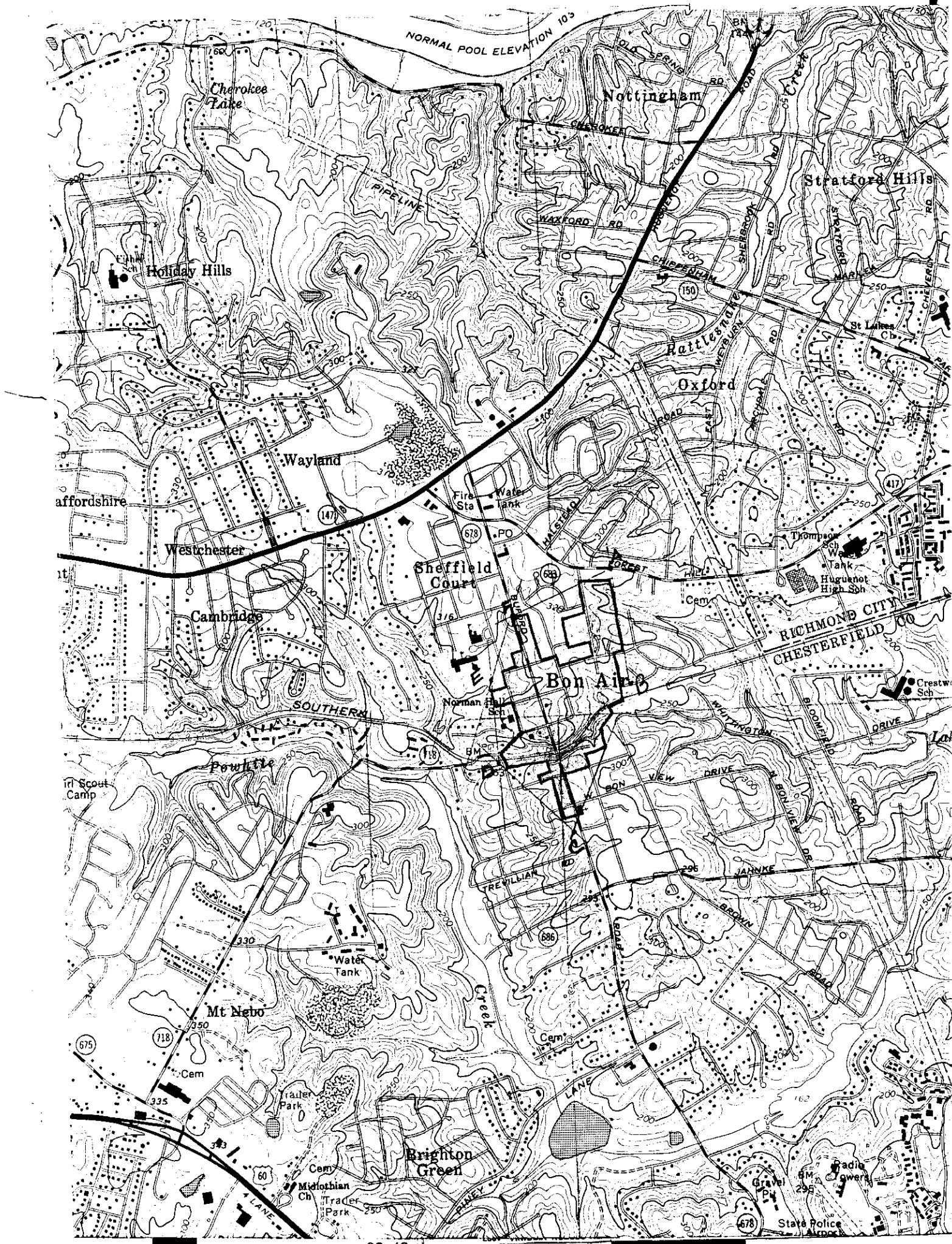
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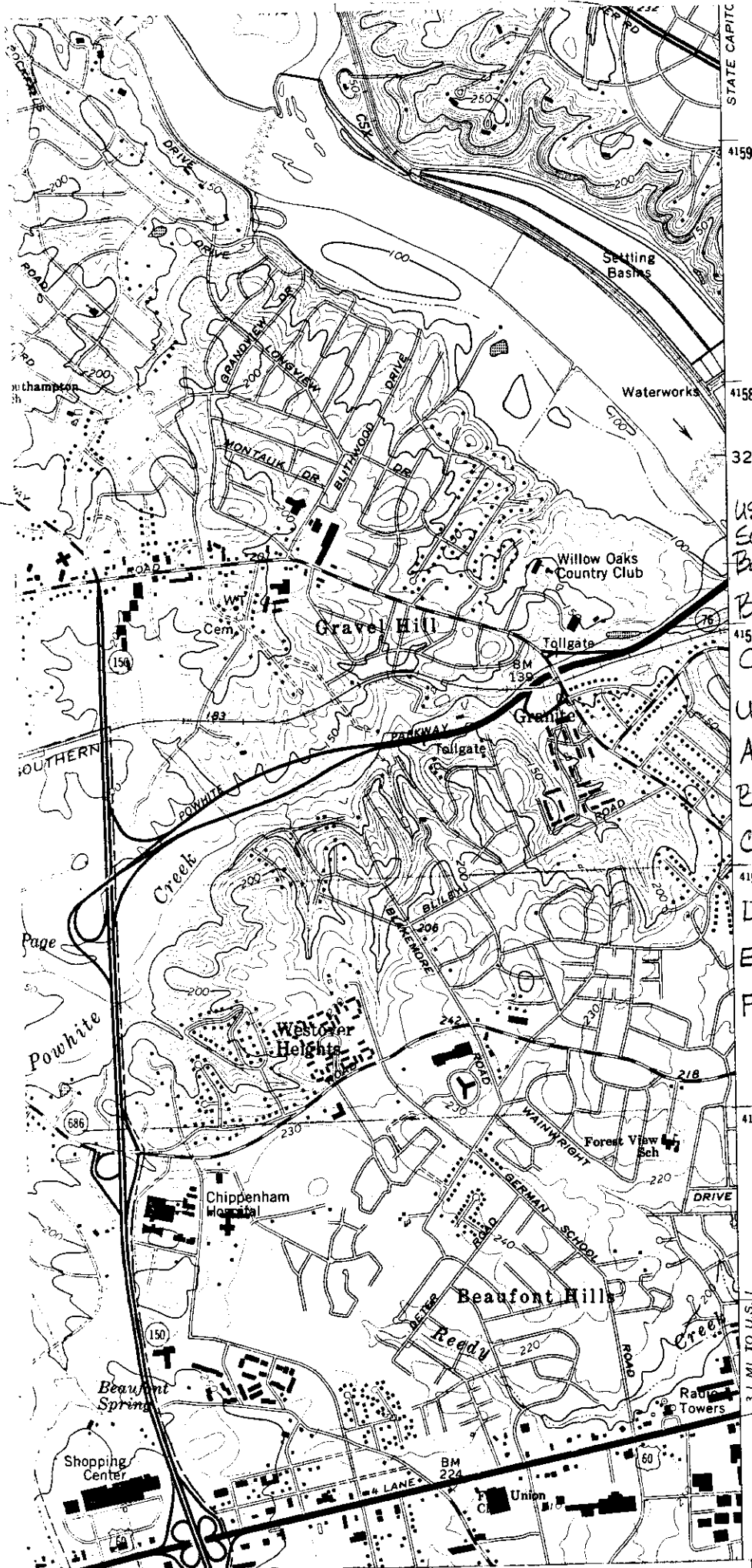
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the lot at 1730 Buford Rd.; thence approx. 680'S to a point (N₁) at the SW corner of the lot at 1650 Buford Rd.; thence approx. 250'E to the point of origin.

BOUNDARY JUSTIFICATION

The Bon Air Historic District encompasses most of the resort village of Bon Air that was laid out and defined by the Bon Air Land and Improvement Company in 1877. Those areas that contain a large concentration of noncontributing buildings have been excluded from the district where possible. The historic district contains the largest concentration of historic resources in the Bon Air community and is a distinct entity completely surrounded by modern residential development. For the most part, the district boundaries coincide with current property lines.





STATE CAPITOL
4159
4158
4157
4156
4155000m N.
3.1 MI. TO U.S. 1
RICHMOND (CIVIC CENTER) 5 MI.

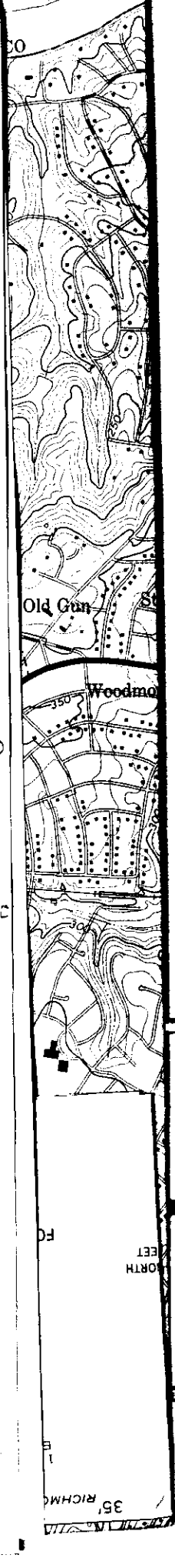
32'30" MAP 2 of 2

USGS 7.5' quadrangle
Scale 1:50,000
Bon Air, VA (PR 1987)

BON AIR HISTORY DISTRICT
Chesterfield County, VA

UTM References:

- A-18/274200/4156770
- B-18/274600/4156160
- C-18/274000/4155300
- D-18/273600/4155760
- E-18/273600/4156750
- F-18/273800/4156530



Don't mix up the numbers!
Chesterfield County, VA
Scale: 1" = 400'

Map 1 of 2

■ = Noncontributing Buildings

